

AN ORDINANCE 2006-08-31-0959

AMENDING CHAPTER 6, BUILDINGS, ARTICLE III, BUILDINGS CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY ADOPTING THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE; PROVIDING FOR LOCAL AMENDMENTS TO SAID CODE; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Department of Development Services currently enforces the 2003 Edition of the International Building Code published by the International Code Council, Inc. and the local amendments thereto; and

WHEREAS, the 2006 edition of the International Building Code (IBC) has been published; and

WHEREAS, the Building and Fire Code Board of Appeals and city staff have conducted public meetings regarding the adoption of the 2006 IBC and local amendments thereto; and

WHEREAS, the Building and Fire Code Board of Appeals and the Department of Development Services recommend approval and adoption of the 2006 IBC and local amendments; and

WHEREAS, all prerequisites required by state statute and the City Charter for adoption of this code and local amendments have been satisfied; **NOW THEREFORE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapters 1 through 28 and chapters 30 through 35 of the 2006 International Building Code (IBC), is hereby adopted to replace the 2003 International Building Code as the building code for the City of San Antonio, Texas. The 2006 International Building Code is incorporated herein as fully as if set out at length. Chapter 6 of the City Code of San Antonio, Texas is amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

Sec. 6-36. International Building Code adopted.

~~Chapters 1 through 28 and chapters 30 through 35 of the The building code of the city is hereby revised and amended to conform to the 2006 2003 edition of the International Building Code, as amended hereby, and same as amended are~~ is hereby adopted as the building code of the city from the effective date hereof and shall govern all activities specified therein within the City of San Antonio, Texas. ~~Three (3) copies of the International Building Code, are incorporated by reference in this article and have been filed in the office of the city clerk, pursuant to section 17 of the Charter, for permanent record and inspection.~~

SECTION 2. Chapter 6 of the City Code of San Antonio, Texas is hereby amended by adding local amendments to the IBC. Changes are delineated by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

Sec. 6-37. Local Amendments to the IBC. ~~Amendments~~

~~Certain portions of the International Building Code are hereby amended as they apply to activities within the city. The amendments to the International Building Code which are hereby approved and adopted, additions, deletions and changes in wording of certain sections, are set out below as follows:~~

Section 103 of the International Building Code is amended as follows:

SECTION 103

DEPARTMENT OF DEVELOPMENT SERVICES ~~BUILDING SAFETY~~

103.1 Enforcement Agency. ~~Creation of enforcement agency.~~ The Department of Development Services ~~Building Safety~~ shall be the enforcement agency for the International Building Code ~~is hereby created~~, and the director ~~official in charge~~ thereof shall be known as the code official and the building official.

103.2 Appointment. The building official shall be appointed by the City Manager or her designee ~~chief appointing authority of the jurisdiction.~~

Section 104.6 Right of entry of the International Building Code is amended by adding *Section 104.6.1* as follows:

104.6.1 The building official shall examine, or cause to be examined, every building or structure or portion thereof reported as dangerous or damaged. If such is found to be unsafe as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building, structure or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice unless otherwise stipulated by the building official. Service of notice shall be by certified mail made

upon the owner or his agent. The designated period within which said owner or agent is required to comply with the order of the building official shall begin as of the date he received such notice.

~~104.6.1 The building official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged. If such is found to be an unsafe building as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice, unless otherwise stipulated by the building official. Proper service of such notice shall be by certified mail made upon the owner or his agent. The designated period within which said owner or agent is required to comply with the order of the building official shall begin as of the date he received such notice.~~

Section 105.1 Required of the International Building Code is amended to read as follows:

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, who performs site work, or causes ~~cause~~ any such work to be done, shall first make application to the building official and obtain the required permit.

Section 105.2 Work exempt from permit. Building: 2 of the International Building Code is amended as follows:

2. Minor repairs to fences not over 6 feet (1829 mm) high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair. ~~Fences not over 6 feet (1829 mm) high.~~

~~Section 105.2 Items 2 and 6~~ of the International Building Code is amended to read as follows:

- ~~2. Minor repairs to fences not over 6 feet high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair.~~
- ~~6. Walks and driveways not more than 30 inches above grade, not constructed of concrete, and not over any basement or story below.~~

Section 105.3.1 of the International Building Code is amended to read as follows:

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. Such applications may be reviewed by other departments of the City of San Antonio to verify compliance with any applicable laws and ordinances under their jurisdiction. If the application or the construction documents do not conform to the requirements of pertinent laws and ordinances, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and that the fees specified in Section 108 have been paid, the building official shall issue a permit therefore as soon as practicable. No permit shall be issued where there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used and where there is not an all-weather road surface adequate to withstand the weight of a fire truck.

Section 105.3.1 of the International Building Code is amended to read as follows:

~~**105.3.1 Action on Application.** The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application or a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 108 have been paid, the building official shall issue a permit therefore to the applicant. No permit shall be issued where there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used.~~

Section 106.3.4.1 of the International Building Code is amended to read as follows:

106.3.4.1 General. When it is required that documents be prepared by a registered design professional, ~~the building official shall be authorized to require~~ the owner shall to engage and designate on the building permit application a registered design professional in responsible charge.

~~**Section 108** of the International Building Code is amended by adding *Section 108.1.1* to read as follows:~~

~~**108.1.1 Preliminary Plan Review Fees.** Preliminary plan reviews may be made when requested. A fee for such review shall be assessed in accordance with the fee schedule adopted by the City of San Antonio. Applicants shall submit written comments summarizing building code interpretations agreed upon in the preliminary plan review, as soon as reasonably possible following the review. The Development~~

~~Services Department will approve or disapprove such comments and return to applicant as soon as reasonably possible.~~

Section 108.4 Work commencing before permit issuance of the International Building Code is amended to read as follows:

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system or who performs any site work before obtaining the necessary permits shall be subject to double permit fees for the specified area being inspected. a fee established by the building official that shall be in addition to the required permit fees. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Section 108 Fees of the International Building Code is amended by adding *Sections 108.7 and 108.8* as follows:

108.7 Structures being moved. This is for the inspection of buildings or structures that are located outside city limits. An inspection to determine compliance with city requirements shall be made of a building or structure on which an application to move same into the city is pending before the zoning board of adjustment. A fee shall be charged in accordance with the fee schedule adopted by the City of San Antonio.

~~Section 108~~ of the International Building Code is amended by adding ~~Section 108.7~~ to read as follows:

~~108.7 Work requiring a permit shall not be commenced until the permit holder or his agent has posted the building permit in a conspicuous place on the premise. Where work for which a permit is required by this code is started, prior to obtaining said permit, the specified fees may be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.~~

108.8 Reinspection fees. The reinspection fee charged shall be in accordance with the fee schedule adopted by the City of San Antonio. In instances where reinspection fees have been assessed, all fees shall be paid before release of utilities.

~~Section 108~~ of the International Building Code is amended by adding ~~Section 108.8~~ to read as follows:

~~108.8 Buildings Being Moved.~~ ~~Inspection of structures located outside city limits. An inspection to determine compliance with city requirements shall be made of any building or structure that is located not more than five miles from the city limits and~~

~~on which an application to move same into the city is pending before the zoning board of adjustment. A fee shall be charged in accordance with the fee schedule adopted by the City of San Antonio.~~

~~Section 108 of the International Building Code is amended by adding Section 108.9 to read as follows:~~

~~**108.9 Reinspection Fees.** The reinspection fee charged shall be in accordance with the fee schedule Adopted by the City of San Antonio. In instances where reinspection fees have been assessed, all fees shall be paid before release of the utilities.~~

~~Section 109 of the International Building Code is amended by adding Section 109.3.7.1 to read as follows:~~

~~**109.3.7.1 Insulation Inspection.** To be made after plumbing, electrical rough in and the framing inspection has been approved and an approved insulating material has been installed. A certification from the installer on his/her letterhead is acceptable in lieu of an inspection.~~

~~Section 109.3.8 Other inspections of the International Building Code is amended by adding Section 109.3.8.1 as follows:~~

~~**109.3.8.1 Insulation inspection.** An insulation inspection is to be made after plumbing concealment, electrical concealment and framing inspections have been approved and an approved insulating material has been installed. A certification from the installer on his/her letterhead is acceptable in lieu of the required insulation inspection.~~

~~Section 110.1 Use and occupancy of the International Building Code is amended to read as follows:~~

~~**110.1 Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. No physical change of occupant for occupancy groups A-2 (Assembly uses intended for food and/or drink consumption including, but not limited to banquet halls, night clubs, restaurants, taverns and bars) and E (Educational) of a building or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the city jurisdiction.~~

~~Section 110.1 of the International Building Code is amended to read as follows:~~

~~110.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification or physical change of occupant of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the Jurisdiction.~~

Section 112.1 General of the International Building Code is amended to read as follows:

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire codes ~~this code~~, there shall be and is hereby created a building and fire codes board of appeals consisting of eleven persons residing in the city. The board should consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief shall be an ex-officio member. The building official shall be an ex-officio member of and shall act as secretary to said board. The building official or fire chief shall not have a vote upon any matter before the board. The board of appeals shall be appointed by the mayor and city council governing body and shall hold office at their it's pleasure. The term of office shall not exceed two (2) years and shall be limited to three (3) consecutive two-year terms. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with copies to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the City of San Antonio.

~~Section 112.1 of the International Building Code is amended to read as follows:~~

~~**Section 112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire code, and to determine appeals regarding the suitability of alternate materials and types of construction, there shall be and is hereby created a building and fire code board of appeals consisting of eleven persons residing in the city. The findings of the board regarding appeals of modifications shall be advisory in nature. The board shall consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief and building official shall be ex officio members. The building official shall be an ex officio member of and shall act as secretary to said board. But the building official or fire chief shall have not vote upon any matter before the board. The board of appeals shall be appointed by the city council. The term of office shall not exceed two (2) years and shall be limited to three (3) consecutive two year terms. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt reasonable rules and regulations for~~

~~conducting its meetings and shall render all decisions and findings in writing to the appellant with a duplicate to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the City of San Antonio.~~

Section 112 Board of Appeals of the International Building Code is amended by repealing *Section 112.3 Qualifications* and replacing with *Section 112.3 Quorums and majority vote* and adding *Sections 112.3.1 and 112.3.2* to read as follows:

112.3 Quorums and majority vote. ~~112.3 Qualifications.~~ The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

112.3.1 Six (6) members shall constitute a quorum.

112.3.2 The vote of a majority of the members present shall be necessary for adoption of any matter. Each member of the board of appeals shall have one (1) vote.

Section 112 of the International Building Code is amended by adding *Section 112.4* to read as follows:

112.4 Quorums and Majority Vote

- ~~1. Six (6) members shall constitute a quorum.~~
- ~~2. The vote of a majority of the members present shall be necessary for adoption of any matter. Each member of the board of appeals shall have one (1) vote.~~

Section 113, VIOLATIONS of the International Building Code is amended by adding *Sections 113.5 and 113.6* as follows:

113.5 Misdemeanor. Any person, firm or corporation willfully violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.

~~*Section 113* of the International Building Code is amended by adding *Section 113.5* to read as follows:~~

~~**113.5** Any person, firm or corporation, after being served with written notice by the building official, willfully violating any of the provisions of this code shall be~~

~~deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.~~

113.6 Occupancy violations. Whenever any building, structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the building, structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.

Section 113 of the International Building Code is amended by adding Section 113.6 to read as follows:

~~**113.6 Occupancy Violations.** Whenever any building or structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.~~

Section 202, DEFINITIONS of the International Building Code is amended by adding the following definitions:

OCCUPANT. Any person, agent, firm or corporation that occupies a building or part thereof as an owner or a tenant.

SITE WORK. Site work includes any of the following:

- The changing of grade on a site by more than twelve (12) inches (305 mm) vertical from the existing contours through cut or fill operations.
- The removal of trees or the process of grubbing.
- The construction of a commercial driveway and/or surface parking lot.
- The trenching of a site in order to install underground utilities.

Section 202 of the International Building Code is amended by adding the following definitions:

~~Occupant is any person, agent, firm or corporation that occupies a building or part thereof as an owner or a tenant.~~

Structure is that which is built or constructed, an edifice or building or fixture, or any piece of construction of any kind of a permanent nature, including, but not limited to, reinforced concrete slabs and patios, fences, masonry barbecue pits and carports.

~~Section 406 of the International Building Code is amended by adding Section 406.1.5 to read as follows:~~

~~406.1.5 Private garages which are constructed in conjunction with any Group R Divisions 1 through 4 occupancy shall be equipped with fixed louvers or screened openings or exhaust ventilation to the outside with exhaust openings located no higher than eighteen (18") inches of the floor. The clear area of the louver opening or of the openings into the exhaust ducts shall be not less than sixty (60 s.i.) square inches per car stored in such private garage.~~

~~Section [F] 501.2 Address numbers of the International Building Code is amended to read as follows:~~

~~[F] 501.2 Address numbers. Any commercial or industrial buildings Buildings issued a certificate of occupancy after the effective date of this ordinance shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall be a minimum of 6 inches (153 mm) 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).~~

~~Section 501.2 of the International Building Code is amended to read as follows:~~

~~501.2. Premises Identification. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Numbers shall be a minimum 4" in height.~~

~~Section [F] 907.2.10 of the International Building Code is amended by adding Section [F] 907.2.10.5 as follows:~~

~~[F] 907.2.10.5 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.~~

~~Section 907.2.10 of the International Building Code is amended by adding Section 907.2.10.5 to read as follows:~~

~~907.2.10.5 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.~~

~~Section 1022 of the International Building Code is amended by adding Section 1022.6 to read as follows:~~

~~**1022.6 Exterior fire escape.** Any existing exterior fire escape which is deemed to be adequate fire escape under the laws of the state or under the provisions of the city fire prevention regulations shall be deemed an adequate means of egress for emergency use, as required by this chapter, and the number of existing exterior fire escapes shall be provided to comply with the fire escape law of the state and the city fire prevention regulations.~~

Section 1023, EXTERIOR EXIT RAMPS AND STAIRWAYS of the International Building Code is amended by adding Section 1023.7 Exterior fire escape as follows:

1023.7 Exterior fire escape. Any existing exterior fire escape which is deemed to be adequate fire escape under the laws of the state or under the provisions of the city fire prevention regulations shall be deemed an adequate means of egress for emergency use, as required by this chapter, and the number of existing exterior fire escapes shall be provided to comply with the fire escape law of the state and the city fire prevention regulations.

Chapter 11 of the International Building Code is repealed and replacing with new Chapter 11 as follows:

CHAPTER 11 - ACCESSIBILITY. All buildings or portions of buildings must comply with the accessibility standards adopted by the state of Texas. Projects shall be submitted to the Texas Department of Licensing and Regulation for review, inspection and approval in accordance with state law.

~~*Chapter 11 of the International Building Code is amended by deleting and replacing with new Chapter 11 as follows:*~~

~~Chapter 11—Accessibility: All buildings or portions of buildings must comply with the accessibility standards adopted by the state of Texas. Projects shall be submitted to T.D.L.R. for review, inspection and approval in accordance with state law.~~

Section 1503.4 Roof drainage of the International Building Code is amended by adding Sections 1503.4.2 and 1503.4.3 as follows:

1503.4.2 Zero lot line development. On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements and the roof slopes towards the adjoining property, adequate gutters and down spouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches. If there is no slope towards zero lot line, gutters are not necessary.

1503.4.3 Any Group R, or Group U occupancy with roof edges less than 3 feet to any property line, shall be provided with gutters and down spouts to direct roof water away from adjacent property.

~~Section 1503.4 of the International Building Code is amended by adding Section 1503.4.2 and 1503.4.3 to read as follows:~~

~~1503.4.2 On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutters and down spouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches.~~

~~1503.4.3 Any Group R, or Group U occupancy with roof edges less than 3 feet to any property line, shall be provided with gutters and down spouts to direct roof water from adjacent property.~~

~~Sections 1704.1, 1704.1.2 and 1704.2.2 of the International Building Code are amended to read as follows:~~

1704.1 General. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704. The special inspector shall not be employed by the contractor and shall be a qualified person, approved agency or firm who shall demonstrate competence, to the satisfaction of the registered design professional in responsible charge and the building official, for inspection of the particular type of construction or operation requiring special inspection. These inspections are in addition to the inspections specified in Section 109.

Exceptions:

1. Special inspections are not required for work of minor nature or as warranted by conditions in the jurisdiction as approved by the building official.
2. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. Unless otherwise required by the building official, special inspections are not required for occupancies in Group R-3 as applicable in Section 101.2 and occupancies in Group U that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.

1704.1.2 Report requirement. Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, upon request, and to the registered design professional in responsible charge. Individual special inspection reports Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report written by the registered design professional in responsible charge documenting all of the required special inspections, the special inspectors, and the corrective action taken for ~~correction of~~ any discrepancies brought to the attention of the building official and the registered design professional in responsible charge shall be submitted to the building official prior to the building official issuing the certificate of occupancy. ~~start of work.~~

1704.2.2 Fabricator approval. Special inspections required by this code are not required where the work is done on the premises of a fabricator that is enrolled in a nationally accepted inspections program acceptable to the registered design professional in responsible charge. ~~registered and approved to perform such work without special inspections.~~ Approval shall be based upon review of the fabricator's written procedural and quality control manuals and periodic auditing of fabrication practices by an ~~approved special inspection agency.~~ At completion of fabrication, the approved fabricator shall submit a certificate of compliance to building official upon request. A certificate of compliance shall also be submitted to the registered design professional in responsible charge stating that the work was performed in accordance with the approved construction documents.

~~Section 1704.1 through 1704.2.2 of the International Building Code is amended to read as follows:~~

~~**1704.1 General.** Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704. The special inspector shall be qualified individuals, approved agencies or firms who shall demonstrate competence, to the satisfaction of the registered design professional in responsible charge and the building official, for inspection of the particular type of construction or operation requiring special inspection. These inspections are in addition to the inspections specified in Section 109.~~

Exceptions:

- ~~4. Special inspections are not required for work of minor nature or as warranted by conditions in the jurisdiction as approved by the building official.~~
- ~~5. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by~~

~~applicable state statutes and regulations governing the professional registration and certification of engineers or architects.~~

- ~~6. Unless otherwise required by the building official, special inspections are not required for occupancies in Group R-3 as applicable in Section 101.2 and occupancies in Group U that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.~~

~~**1704.1.1 Building permit requirement.** The permit applicant shall submit a list of special inspections indicated on the permit documents prepared by the registered design professional in responsible charge in accordance with Section 106.1 as a condition for permit issuance. This list shall include a complete list of materials and work requiring special inspections by this section, the inspections to be performed and required qualifications of the special inspectors intended to be retained for conducting such inspections.~~

~~**1704.1.2 Report requirement.** Special inspectors shall keep records of inspections. The special inspector shall furnish inspection reports to the building official, upon request, and to the registered design professional in responsible charge. Individual special inspection reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report written by the registered design professional in responsible charge documenting all of the required special inspections, the special inspectors and correction of any discrepancies brought to the attention of the building official and the registered design professional in responsible charge shall be submitted to the building official prior to the building official issuing the certificate of occupancy.~~

~~**1704.2 Inspection of fabricators.** Where fabrication of structural load-bearing members and assemblies is being performed on the premises of a fabricator's shop, special inspection of the fabricated items shall be required by this section and as required elsewhere in this code.~~

~~**1704.2.1 Fabrication and implementation procedures.** The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved construction documents and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work.~~

~~**Exception:** Special inspections as required by Section 1704.2 shall not be required where the fabricator is approved in accordance with Section 1704.2.2.~~

~~**1704.2.2 Fabricator approval.** Special inspections required by this code are not required where the work is done on the premises of a fabricator that is enrolled in a nationally accepted inspections program acceptable to the registered design professional in responsible charge. At completion of fabrication, the approved fabricator shall submit a certificate of compliance to building official upon request and to the registered design professional in responsible charge stating that the work was performed in accordance with the approved construction documents.~~

~~Section 1805.2 of the International Building Code is amended by revising the first sentence to read as follows:~~

~~Footings shall have a minimum depth as indicated in Table No. 1805.4.2 unless another depth is recommended by a foundation investigation.~~

~~Chapter 18 of the International Building Code is amended by revising Table 1805.4.2 to read as follows:~~

Table 1805.4.2 Pier Foundation Minimum Requirements (1)

Number of Floors				Depth	
Supported by the Foundation(1)	Min. cross section or diameter	Width	Thickness	Below	
	Wood, Masonry or Concrete Piers	—of	—of	Undisturbed Ground	
		Footing	Footing	Surface	
	Wood Masonry Concrete	(In.) (4)	(In.) (4)	(Inches)	
—1	6" 8"(2) 10"(3)	—18	—6	—24	
—2	6" 8"(2) 10"(3)	—24	—10	—30	

- ~~1. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.~~
- ~~2. Masonry units to be fully grouted with 1/2" reinforcing bar in each cavity.~~
- ~~3. 2-5/8" reinforcing bar evenly spaced with the pier.~~
- ~~4. Footing to be reinforced by WWM 6x6 W2.9x W2.9 or minimum four (4) 3/8" reinforcing bars. Should shimming be required between the pier and the sill, shimming shall not exceed one and one half inches (1 1/2") and be of lumber strength equal to the sill.~~

~~Chapter 19 of the International Building Code is amended by adding Section 1917 to read as follows:~~

~~**1917—Locally Accepted Minimum Standards.** The following are locally accepted minimum standards for concrete and reinforcement necessary for grade supported~~

~~foundations. Commercial, residential and additions and detached accessory buildings over 600 square feet and less than 5,000 square feet for slab on grade foundation unless otherwise required to be designed by an engineer.~~

Slab on Grade Foundation Requirements

- ~~1. Residential minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi. Commercial minimum slab thickness 5 inches and concrete to be a minimum of 3000 psi.~~
- ~~2. Residential minimum beam width 10 inches exterior, 8 inches interior. Commercial minimum beam width 12 inches exterior, 12 inches interior.~~
- ~~3. Minimum beam depth below natural grade 6 inches exterior, interior to natural grade.~~
- ~~4. Residential minimum beam depth overall 24 inches exterior, 18 inches interior, from top of slab (12" for commercial).~~
- ~~5. Concrete to be separated from the earth with no less than 6 mil polyethylene or other approved materials.~~
- ~~6. Base materials shall consist of 6 inches of sand, gravel, or other accepted granular materials and the sub grade shall be free of all growth or vegetation.~~
- ~~7. Additions shall be tied to the existing slab by bars of equal size and spacing with a minimum of four (4) 3/4" diameter anchor bolts at each beam abutting existing slab and 1/2" diameter compression rods minimum 24" on center.~~
- ~~8. Reinforcing steel in beams shall be placed at mid height. Tension and compression of four (4) 3/4" in diameter reinforcing bars, two at top and two at bottom continuous with corner bars. Stirrups 3/8" in diameter. Exterior and interior beams, stirrups shall be 18" on center or 3/4 of depth of beam, not to exceed 30 inches.~~
- ~~9. Reinforcing steel in slabs.~~

Bar	Spacing	Maximum
Diameter	Each Way	Panel Size
3/8"	12"	10'
1/2"	12"	16'
1/2"	10"	20'

~~Maximum panel dimension for light weight concrete block or masonry veneer, 16 feet.~~

~~Porch slabs and concrete or masonry steps or stoops.~~

~~Detached Accessory Buildings Less Than 600 Square Feet~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~
- ~~2. Minimum reinforcement in slab WWM 4x4 W4.0x4.0 or 3/8" diameter reinforcing bars @ 14" on center, placed at mid-height.~~
- ~~3. Minimum reinforcement in beams for frame construction two (2) 1/2" diameter reinforcing bars, one at top and one at bottom well tied to the turned down mesh. For masonry or veneer construction, four (4) 1/2" diameter reinforcing bars, two at top and two at bottom with 3/8" diameter stirrups 24" on center.~~
- ~~4. Beam width 8 inches. Beam depth below natural grade 6 inches. Minimum overall depth 12 inches.~~
- ~~5. Porch slabs and concrete masonry steps shall be supported at the intersection with the building by metal anchors, piers, or a supporting ledge on the foundation wall, or a beam completely around the slab.~~
- ~~6. Base material shall consist of a minimum of 2" sand, gravel or other accepted material.~~

~~**Walks and Driveways**~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~
- ~~2. Minimum reinforcement WWM 6x6 W2.9xW2.9 welded wire mesh or its equivalent, placed at mid-height.~~
- ~~3. Expansion joints shall be provided at 80 foot intervals.~~
- ~~4. A trowel cut at least 1/2 inch deep in the slab of walks at approximately 4 foot intervals and 20' for driveways.~~
- ~~5. Expansion joints shall be provided at garage aprons and between new and existing concrete.~~
- ~~6. Minimum of 2 inches of sand or gravel base.~~

~~**Patios, Uncovered and Roofed**~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~

- ~~2. Minimum reinforcing WWM 6x6 W2.9xW2.9 welded wire mesh or its equivalent.~~
- ~~3. Base material to be a minimum of 2 inches for uncovered patios and 6 inches for roofed patios.~~
- ~~4. Roofed patio foundations shall be the same as for detached garages.~~

Section 3306.7 Covered walkways of the International Building Code is amended to read as follows:

3306.7 Covered walkways. Covered walkways shall have a minimum clear height of 8 feet (2438 mm) as measured from the floor surface to the canopy overhead. Adequate lighting shall be provided at all times. Covered walkways shall be designed to support all imposed loads. In no case shall the design live load be less than 150 psf (7.2 kN/m²) for the entire structure.

Exception 1: Roofs and supporting structures of covered walkways for new, light-frame construction not exceeding two stories in height are permitted to be designed for a live load of 75 psf (3.6kN/m²) or the loads imposed on them, whichever is greater. In lieu of such designs, the roof and supporting structure of a covered walkway are permitted to be constructed as follows:

- ~~a. 1-~~ Footings shall be continuous 2-inch by 6-inch (51 mm by 152 mm) members.
- ~~b. 2-~~ Posts not less than 4 inches by 6 inches (102 mm by 152 mm) shall be provided on both sides of the roof and spaced not more than 12 feet (3658 mm) o.c.
- ~~c. 3-~~ Stringers not less than 4 inches by 12 inches (102 mm by 305 mm) shall be placed on edge upon the posts.
- ~~d. 4-~~ Joists resting on the stringers shall be at least 2 inches by 8 inches (51 mm by 203 mm) and shall be spaced not more than 2 feet (610 mm) o.c.
- ~~e. 5-~~ The deck shall be planks at least 2 inches (51 mm) thick or wood structural panels with an exterior exposure durability classification at least 23/32 inch (18.3 mm) thick nailed to the joists.

Exception 2: Pedestrian canopies for construction or demolition of buildings not exceeding thirty-six (36) feet in height or three stories, whichever is less, may be constructed of metal scaffolds of two (2) inch tubing adequately braced with 1-1/4 inch tubing. The passageway shall not be less than thirty-nine (39) inches in width at

any point with a head room not less than eight (8) feet. The scaffold ends shall be braced by approved diagonal cross bracing maintaining a maximum of eight (8) feet between ends. A solid tightly sheathed cover between scaffold and job site to be not less than 1/2 inch ply board with railing when required by this section. The roof shall be tightly sheathed with a minimum of 2 inch nominal wood planking or equal.

~~Section 3306.7 Exception of the International Building Code is amended by numbering the exception to read Exception 1 and by adding Exception 2, to read as follows:~~

~~**EXCEPTION 2:** Pedestrian canopies for construction or demolition of buildings not exceeding thirty six (36) feet in height or three stories, whichever is less, may be constructed of metal scaffolds of two (2) inch tubing adequately braced with 1 1/4 inch tubing. The passageway shall not be less than thirty nine (39) inches in width at any point with a head room not less than eight (8) feet. The scaffold ends shall be braced by approved diagonal cross bracing maintaining a maximum of eight (8) feet between ends. A solid tightly sheathed cover between scaffold and job site to be not less than 1/2 inch ply board with railing when required by this section. The roof shall be tightly sheathed with a minimum of 2 inch nominal wood planking or equal.~~

SECTION 3. All previous provisions of the 2003 International Building Code with local amendments as adopted by the City of San Antonio, Texas shall remain in full force and effect during the period for which they were enacted. Three (3) copies of the 2006 International Building Code with local amendments have been filed in the office of the city clerk for permanent record and inspection pursuant to section 17 of the City Charter.

SECTION 4. Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

SECTION 5. There is no financial impact as a result of the passage of this ordinance.

SECTION 6. No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

SECTION 7. The City Clerk for the City of San Antonio is hereby directed to publish notice of this ordinance in a newspaper published in the City of San Antonio, Texas, as required by Article 2, Section 17 of the City Charter of San Antonio, Texas.

SECTION 8. The publishers of the City Code of San Antonio are authorized to amend said Code to reflect the changes adopted herein, to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

SECTION 9. This ordinance shall become effective on the 10th day of September, 2006.

PASSED AND APPROVED this 31st day of August, 2006.

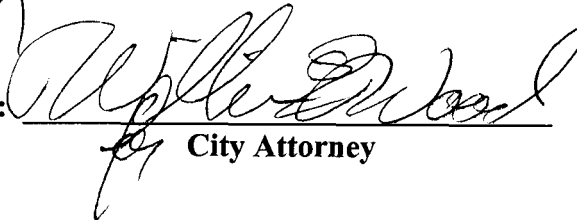

MAYOR

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney